Frank A. Martin Agencies Ltd.

1114 Blanshard Street

HIGH QUADRA
Owner Transferred
Terms $11,500 Terms

Two large bedrooms, large living room with lovely stone fireplace, large dining room, modern kitchen with dining area, 3-pce bathroom, a full basement with new G.E. auto oil furnace. Beautiful landscaped garden at rear and attractive frontage. Separate garage. Close to shopping and school. Owners will sell fully-furnished.

Salesmen
D. Dowsley EV 5-2593 C. Sinden EV 3-0395
Office, EV 5-8704

2 BEDRMS OIL HEAT
TRY YOUR DOWN PAYMENT

This nice stucco bungalow, well located, consisting of nice living room with open fireplace, large kitchen wired for range with glass-lined electric water heater, bright nook and utility off. Pembroke bath and two good bedrooms, large stucco separate garage. Nice level lot with garden area. Immediate possession. Full price only ... $8250

T. Mullen, GR 7-3642 or office, EV 5-8704.

BRAND NEW NHA
$1975 DOWN

JUST BEING COMPLETED. OCCUPY MARCH 30. 3 BEDROOMS, NEAR SCHOOLS, BUS AND SHOPS. ON LARGE SEWERED LOT. THIS HOME FEATURES A BEAUTIFUL KITCHEN AND NOOK, SEPARATE DINING ROOM, LARGE LIVING ROOM WITH FIREPLACE AND PICTURE WINDOW, 3 BEDROOMS WITH SLIDING CLOSET DOORS, FULL BASEMENT, HAS OIL HEAT AND DRIVE-IN GARAGE, NICE AREA FOR RUMPUS ROOM. LOVELY OPEN VIEW OF MOUNTAINS. FULL PRICE ... $13,600
EXCLUSIVE LISTING.

Call Lew Wardle, GR 7-3348 or Lew Mouliet, GR 9-2639; office, EV 5-8704.

OPEN FOR YOUR INSPECTION 1560 Montgomery Street

PANORAMIC SEA VIEW. ONE OF VICTORIA'S FINEST AND MOST MODERNISTIC HOMES IN EVERY DETAIL. WE WILL BE PLEASED TO SHOW YOU THRU THIS HOME DURING THE POLLOWING TIMES.

Fri., Feb. 27th—2 p.m. to 5 p.m.; 6.30 p.m. to 9.30 p.m.
Sat., Feb. 28th—1.30 p.m. to 5 p.m.

Salesmen in Attendance.
J. Mann, EV 5-3857
D. Dowsley, EV 5-2593
C. Sinden, EV 3-0395
Office, EV 5-8704.

OAK BAY BORDER

Located on a quiet boulevarded street yet close to all conveniences is found this immaculate 2-bedrm bungalow. Wall-to-wall carpet in entrance hall, comfortable living room and dining room, cabinet kitchen (stove included) with dining nook, central hall, leads to bathroom and two bedrms. Full basement, separate garage and a backyard, that offers seclusion. Large 6% mortgage payable at $60 per month. Owner transferred and must sell. Full price ... $8950

Exclusive listing with J. Moore, EV 2-3646 or office EV 5-8704.

WALKING DISTANCE

An exceptionally clean and well kept 3-bedrm bungalow in very desirable location close to city centre and hospital—oil heat, new Duroid roof. Taxes only $98—$25. All this for only ... $7900

Reasonable terms. (Exclusive)
Call Frank Martin, EV 3-3005 or office EV 5-8704.

MT. VIEW
2 Bedrooms
Full Price $10,850

This 5-year-old attractive stucco bungalow is ideally located for the small family or retired couple. Thru-hall plan, in good-size living room with fireplace, separate dining room, compact electric cabinet kitchen, 4-pc bathroom, two nice-sized bedrooms with ample closet area. Full bsmt, drive-in garage, well-kept lawns and garden area. This home is in spotless condition inside and out and will be sold on excellent terms to a reliable party. To view call D. Munro, GR 7-1705, or office EV 5-8704.

GORGE
$1750 DOWN

Lovely 2-bedrm bungalow, nicely situated on a well-kept lot. Attractive 20x16 living room, with fireplace, nice-size dining room, large cabinet kitchen. Full basement.

To view call B. Walz, GR 9-6638 or office, EV 5-8704

GORDON HEAD

Good views and new-home area. Spacious 3-bedrm home, approx 1,300 sq. ft. First time on market. Is offered at a reasonable price. Large living room and fireplace, dining room, spacious kitchen, 2 baths on one floor, oil HW heat, separate furnace and utility room. Near schools, store and bus. On large lot with fruit trees, shrubs and lawn. Large double garage and cement driveway. Must be sold. Asking only ... $11,300

Arrange mortgage and your down payment. Phone J. Mann, EV 3-3857 or office EV 5-8704.

3 BEDROOMS
Located

Near Blenkinsop and Cedar Hill Crossroad. A very delightful home with living room and dining room, large kitchen, thru hall, 4-pc bath and garage. Tastefully decorated. Mosaic-appearing fireplace. 1 acre of land with lovely shade trees. Live in the country yet be in the city.
Full price ... $11,800

Attractive down payment arranged.
Call Ken Jensen, EV 5-8704
or B. Walz, GR 9-6638

WATER VIEW

Enhances this lovely, large 1,400-sq.-ft., beautifully-decorated home. You enter the home in a wide central hall, with French doors opening into a large living room with fireplace. A large separate dining room sets off a lovely bright kitchen with eating area. Ample cupboards throughout, large bedrms and 4-pce bath. This home has full bsmt with self-contained suite. Attached double-car garage gives gracious width to this tasteful home. Large landscaped lot fully fenced and shade trees. Owner moving. Consider $3,000 down on full price of ... $16,800

Call Ken Jensen, EV 5-8704
or B. Walz, GR 9-6638

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

RETIRE IN OAK BAY

WHY SHOULD YOU SETTLE FOR LESS? . . . Have the advantage of paved road, sidewalks, proper Sewer System, Fair taxes, etc. WE ARE AUTHORIZED AGENTS and offer "FOR SALE" this well-constructed bungalow in OAK BAY. Contains FIVE ROOMS and FULL CEMENT BASEMENT. Drive-in garage. Nice level lot on level street . . . no hills to climb.
PRICED RIGHT AT ... $9500
(It will be a pleasure to show you this home. Please call Mr. Jessup, Res. EV 2-1667.)

$$ VALUE $$
NEW 2-BEDROOM
FULL BASEMENT
OIL-O-MATIC

Attractive stucco home completely finished and ready to move into. This home is situated on a nice lot in the Glanford area. First class finish and construction, throughout. $3,000.00 cash to handle FULL PRICE ... $10,700

For address and full information please call Herb Hodgson, EV 2-2101, RES GR 9-2114.

Waterfront TERRIFIC!
Corner Lochside Rd. and Pat Bay Highway
Sign on Property

Immaculate bungalow. Five rooms plus, two extra in basement. Two bathrooms, oil Hot water Heated. Taxes only $110.00. A very choice property. Fishing at your door. Drive out and see this one then call Len Wright at GR 7-1659 or Robert Mitchell EV 3-4473 to view.
PRICE ... $24,000

RETIRING?
3 ROOMS
TROUBLE FREE

$6850 Close to bus and stores, this is a very well built home, living room has brick fireplace, 3-pce bathroom, large bedroom, bright attractive kitchen with oil cook stove. Connected to sewer and amongst good homes. Terms can be arranged if desired.

PLEASE CONTACT STAN HINDE, EV 2-2101 or EV 2-3790.

OAK BAY (EXCLUSIVE)

Situated on a nicely landscaped lot NORTH of the Ave. Amongst attractive new homes, is this PERFECT JEWEL of a 2-BR Bungalow. Plan consists of a spacious LR with Black Marble FP, smart front kitchen and bright dining area. 2 Excellent BR's and utility room. Thru hall. Oil-heat. Separate garage. All in immaculate condition. Surely the best buy in Oak Bay at only ... $12,250
Clear title, some terms.

Please call Pat Delaney, EV 2-2101, RES. EV 2-4956.

Be the First

TO LIVE IN THIS BRAND NEW beautifully-built stucco home. Comprises large liv rm, compact CABINET KITCHEN and 2 good-sized bedrms. YOU'LL LOVE its terrific plaster job. Be sure and SEE IT. Close to schools, stores and bus. Can be yours with LOW DOWN PAYT. Langford Special at ... $6750

Call Fred Campbell EV 2-2101, Res. EV 4-5072

TRANS-CANADA HIGHWAY

A MODERN 5-room bungalow (PLUS ROOM IN BASEMENT) with full cement basement, OIL-O-MATIC HEAT. Priced BELOW VALUATION and a REALLY EXCELLENT BUY AT EXCELLENT TERMS. Don't fail to call

Mr. Art Yells for full particulars. EV 2-2101, res. EV 3-5039

NEAR VETERANS' HOSPITAL
4 BEDROOMS
FULL BASEMENT
Full Price $9800
Low Down Payment

Call Art Yells, EV 2-2101
Res. EV 3-5039

UPLANDS
(Exclusive Listing)
$30,000

This beautiful architect designed modern TUDOR is being offered for sale for the first time. On the ground floor there is a large living room with fireplace, den with fireplace, family-size dining room, cab elec kitchen, utility room, bedroom and 4-pc bathroom. Upstairs there are three bedrooms and 4-pc bathroom. In addition the master bedroom has a 3-pc bathroom. The planning is exceptionally good with authentic Tudor features that give character and charm to both the exterior and interior. This home can be viewed by appointment only through Mr. Yells, EV 2-2101, Res EV 3-5039.

COTTAGE WITH TROUT STREAM

Fish on your own back yard for trout about a foot in length and still have all the conveniences of modern living. Situated just around the 4-mile circle. This is a really smart 4-year-old, 4-room cottage on ¾ acre, in spotless condition and a pleasure to show. With very good soil, is exceptionally suited for gardening. This is well worth your inspection and could be bought with very easy terms at the full price of only ... $6400

This will sell fast so call George Chan now at EV 5-6741 or EV 2-3416. Northwestern Securities of Victoria Ltd.

DALBY & CO.

REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

FAIRFIELD DUPLEX

This de luxe duplex is situated in a choice part of the city, with nice view, and $9,000 will handle. LR 13x18, DR, 2 BRs, kitchen, bathroom and utility. Shown by appointment.

Stan Kennedy, res. EV 4-6894

NEAR NEW N.H.A.
6-room stucco bungalow situated among all new homes and with pleasing southern exposure. L-shaped living and dining room, modern cabinet kitchen, wired 3 bedrooms and bathroom. Full high basement with space for rumpus room. Mueller automatic heating and drive-in garage. $3,500 down and assume N.H.A. mortgage, payable at $82 including taxes. Full price $14,750. Eves. EV 4-8951. Bayne & Toder Agencies, EV 2-1121.

NORTHWESTERN SECURITIES

OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

"OPEN HOUSE"

4143 INTERURBAN ROAD
SATURDAY, FEB. 28th
2-5 and 7-9

Exterior knotty pine and stucco, inside you find living room with big windows, kitchen and 3 bedrooms, 2 extra rooms in basement and extra toilet. Large sun deck and carport. This house is rustic in appearance and stands on 2½ acres of good soil. Fruit trees, school, transportation. Only 10 minutes from city centre.
Full price with only $2,000 down. ... $11,000
Exclusive with HARRY HOBSON. Phone EV 5-6741 anytime.

"OAK BAY"

Few steps. Gracious entrance hall. Large living room with picture windows. Roman tile fireplace. Mahogany panelled wall. Quiet dining room. Dream kitchen with spacious breakfast area. Sun deck. 3 bedrooms. Full basement, oil heating. Roughed in rec. room with fireplace, plus roughed in plumbing for extra washroom. Quiet street, one year old. All particulars by contacting me on this exclusive. V. PIPES, EV 5-6741.

"A FAMILY VACATION"
WATERFRONT

Why travel to enjoy swimming, boating and fishing, when you can stay right at home with all your personal comforts and have all these at your own doorstep.
Let me show you this immaculate 3-bedroom bungalow right on the water yet close to town, good schools and shops.
The chance of a lifetime to buy a type of property which is rapidly becoming unobtainable for the average family ... $14,000
Half cash will handle. Please call JIM GOLBY, EV 5-6741.

"QUEENSWOOD AREA"

A rare opportunity to acquire a charming modern 2-bedroom bungalow with large living room. Electric kitchen, full basement, O-O-Mat heating, separate garage. Beautifully landscaped, one acre of ground.
Price ... $15,000
For appointment to view, call BILL KENNEDY, EV 5-6741 anytime.

"SPECIAL HOME TIPS"

Drive by but please telephone for appointment to view. Terms can be arranged.

5335 Parker Ave. ... $21,000
Sea view and 100' beach . . . 2 bedrooms, auto oil heat. Gracious home with a beautiful view.

941 Transit Road ... $17,250
4-bedroom home or legal duplex. 4 rooms each floor. 2 bathrooms. New auto oil furnace.

3120 Steel Street ... $6900
Three-bedroom, newly painted inside and out. Stove and oil heater. Vacant.

For particulars phone MRS. SIMPSON, EV 5-6741 or EV 5-5542.

"SEA VIEW"

Here is a Gordon Head bungalow you will be proud to own. Nearly ½ acre of lawns and the character and charm of a ranch type bungalow by the sea. Only 7 years old. Your $2,500 down payment should handle if you act now.
Full price only ... $13,500
Call HOMER SMITH, EV 5-6741 or GR 7-1951 for immediate inspection.

"DON'T MISS THIS"

Here is an ideal 2-bedroom home in Hi Quadra. Entertaining-size living room and dining room, electric cab kit. Drive-in garage. Oil heat. Full high cement basement and well worth with terms. Call WILL ADAMS, EV 5-6741 or EV 4-8993. ... $12,900

"SOLID COMFORT"

This older home was built by master tradesmen, and has been maintained over the years. Over 1,500 sq ft, two bedrooms, kitchen, separate dinette place, a family-sized dining room. The living room has grace and comfort with W/W carpet. Separate garage, black-top drive and small rose-garden rockery. Auto oil furnace.
Full price ... $11,000
With some terms. To view call BILL FALKNER at EV 3-9905.

"TRY 'YOUR' DOWN PAYMENT"

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.)
Price ... $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"1 ACRE"

Family home, ten years old on wonderful soil, excellent for bulb raising, 4-mile circle. Near bus and stores.
Full price ... $10,500
Please call MRS. JOHNSTON EV 5-6741 or EV 2-5656.

"CADBORO BAY"
"RETIRED COUPLE" SPECIAL

Cosy, charming small bungalow, in this much-sought-after area, living room has nice fireplace, 2 good bedrooms, one lined in knotty pine. Attractive garden, few steps. Near bus and good shopping area.
Full price ... $7950
It "WILL" sell now so phone at once, MRS. WELLINGS EV 5-6741; res., GR 7-2769.

MODEST RETIREMENT

May I show you who no longer need a large family home this delightful bungalow?
Automatic heat.
No steps.
Close to all conveniences.
Under $7,500. Attractive terms. Please call JIM GOLBY, EV 5-6741 to view today.

"2 LOTS"

Near Interurban and Wilkinson. City water. $1,100 each. Phone HARRY HOBSON, EV 5-6741 or EV 2-7828

NORTHWESTERN SECURITIES

OF VICTORIA LTD
631 YATES AT BROAD EV 5-6741

"HAULTAIN GEM"

Stucco, 2 bedrooms and garage. Ideal for almost anyone for only $2,600 down, full price $8,100. Immediate possession if sold before March 1. Don't hesitate and be too late. Call STAN ROZYLO ANYTIME for appointment. EV 5-6741 or EV 4-6104.

"LANGFORD SPECIAL"

Good bungalow on large lot only 7 years old. Close to school. $1,500 down.
Full price ... $5000

MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

"$1500 DOWN"

Vendor anxious to sell will give immediate possession to cute 5-room bungalow near all facilities, including lake and beach.
Full price only ... $7750

See this by calling SUZANNE HOBSON, EV 5-6741 anytime.

"TOP CONDITION"

Most attractive in and out this sunshine bright stucco bungalow, situated on lovely big lot consists of living room 14x18 with fireplace, separate dining room, attractive modern kitchen, 2 extra bedrooms and a bathroom complete with shower. Drive-in garage and better than average basement. A real home of comfort and convenience.
For ONLY ... $10,700
at $60 per month.
Seeing is believing. Call SUZANNE HOBSON, EV 5-6741 anytime.

"JAMES BAY"

3 bedrooms, electric kitchen, large living and dining room. Has oak and fir floors and recently decorated throughout. Good revenue possibilities. Priced well below market value at $1,500 down,
full price ... $6800
Call me at once and see this today. E. C. VESTRUP, EV 5-6741.

"OLDER BUT GOOD"

Consisting of living room, electric kitchen, and 3 bedrooms. Partial basement with automatic oil furnace. Low down payment will handle.
Call FORD McBRATNEY at EV 3-0429 or EV 5-6741.

Good Because

"GOOD"
Because you can walk to Parliament Bldgs., town, park or sea.

"GOOD"
Because it is a fine family home, spacious living room, modern kitchen and full high basement.

"GOOD"
Because it has new copper plumbing, rewired, and new OOM furnace with perimeter heat.

"GOOD"
Because it can be your home for only $1,000 down with payments less than rent.
Asking only ... $9500
You can't afford not to call TOM GIBBS now, EV 5-6741 anytime.

"SHAWNIGAN LAKEFRONT"
$800 DOWN

Nice little partly furnished shack on a 100-ft. lake-frontage lot with complete set of architect-drawn plans for proposed cottage, located only 7 miles from the Malahat cut-off. Electricity, retaining wall, concrete steps and foundation are already in.
Full price ... $3550
Call AKSEL PETERSEN, phone EV 5-6741 or EV 4-6571

"WATERFRONT LOT"

Here is a lovely 60-ft. frontage by 125 deep lot on this lovely lake. Beautiful setting for a bungalow.
Price, only ... $2140
Call DORIS ADAMS at EV 5-6741 or GR 8-3294.

ROYAL VIEW AT VIEW ROYAL

Trees, open spaces, miraculous views over Portage Inlet waters, charm and seclusion — all these can be yours. You will feel at home at once when you move into this lovely stucco bungalow on Olenairley Drive, View Royal. Large living room 18x16, with brick fireplace, 9x9 dining room, 2 large bedrooms, cabinet electric kitchen and utility, which can be used as a third bedroom. Attached drive-in garage with up-and-over doors. Oil perimeter heating. THIS HOME WAS SPECIALLY DESIGNED FOR A WHEEL-CHAIR INVALID. NO STEPS OR STAIRS.

FULL PRICE $11,500
WITH $1,500 DOWN
CALL ERIC A. MACFADYEN AT ONCE.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
EV 5-6741 24-HR SERVICE

WATERFRONT SAANICH SECLUSION

A real gentleman's estate consisting of more than 5 acres of wooded and landscaped land, plus a modernized 4-bedroom home. This is truly a fine property for the retired businessman or the executive type who wants privacy and a place to relax or entertain. Appointments to view are a must. See this TODAY. Asking ... $50,000
Terms
Please Call Mr. Agar

JOHN BLAIR LTD.
620 View St. EV 5-3742 anytime

FOUR MILE CIRCLE
$2750 DOWN

A three-bedroom home situated on a rise with a commanding view of the surrounding country. Good garden. Nice granite barbecue and grill. Owner smokes own salmon over the barbecue. Good brick root house. ALL THIS ON TWO LOTS. Full price ... $12,000

For information phone Alex Maclean, EV 3-7243

FRASER BISCOE
750 Pandora EV 3-9413

VLA APPROVED
within 3½-mile circle.
2-bedroom home on 1.2 acres. 4-piece Pembroke bathroom, utility room, wired for range. This 5-year-old home is very reasonably heated. Close to bus and stores. Reasonable down payment, $20 monthly payment. Phone owner, GR 7-1473.

WHITTOME'S

Established 1890

OPEN HOUSE
SAT. FEB 28
2-5 AND 7-9 P.M.
1271 UNION RD.

TURN RIGHT OFF QUADRA AT "THE BRIGHT SPOT"

A lot of living is yours for only $13,600 with terms. 4 bedrooms, large living room 13x19 with FP, dining room, cab electric kitchen, 4-pce Pembroke bath, full basement, drive-in garage. Semi-Tudor style situated on large landscaped lot 78x408, shrubs, trees, etc. Seeing is believing so come along Saturday and see what we mean. Mr. and Mrs. Squires in attendance. Details phone EV 2-4255 anytime, Res. EV 2-2269.

SECLUSION
1½ ACRES

Tucked away among a number of fruit trees, shrubs and garden, is this cute and cosy stucco home. IDEAL for retirement or to add more rooms for the larger family. Nice living room with fireplace, 2 bedrooms, sunny bright kitchen wired for electric range. Half basement with hot water heating system. House set back away from the road and traffic. Country living with city convenience. If you haven't got the cash try your own terms. The whole parcel goes for ... $10,800
ONLY
R. Harris, Res. EV 4-3672 or EV 2-4255 anytime.

HI QUADRA

No steps to this ultra-modern 3-bedroom home, with legal outstandingly well planned 3-room suite (ground level). Priced to sell quickly at ... $16,300
For particulars please call Mrs. Ruth Squires EV 2-4255 anytime. Res. EV 2-2269.

$750 DOWN

8-room stucco in working man's area. In perfect condition — has been newly redecorated and kitchen modernized. Separate garage. Duroid roof, good wiring. This would make a dandy duplex or investment as revenue property and the price is only ... $5775
Act fast on this one and call Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829

HI QUADRA SPOTLESS

Close to schools, buses and stores. Has attractive large LR with corner windows. Smart kitchen with dining area at front. 2 large bedrooms, with another large room in basement, also recreation area. Asking $3,000 down at ... $11,750
Vivienne Appleyard, EV 2-4255 anytime

$1750 DOWN

HOT-WATER (OIL) HEATED modern stucco bungalow in the High Gorge area. Approx 1,200 sq. ft. Lovely large LR and guest-size DR. 2 twin bedrms. Oak floors. Very attractive fenced lot, full basement, carport, sewer. How can you go wrong on this down payment?
Asking price ... $12,600
See this with Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829.

BUNGALOW WITH BASEMENT SUITE

If you are looking for a nice home plus an extra suite this is it. Owner transferred and MUST SELL. Situated in the city close to Jubilee Hospital. Consists of 1,240 sq. ft., thru hall, lge LR and kitchen, twin-size bedrooms, 3-room plastered suite with plumbing in basement. Separate entrances, drive-in garage.
Full price only ... $13,950
Can be handled with low down payment. Mr. Bryan, EV 2-4255 anytime, Res. EV 4-4771.

WHY PAY RENT?

Move in now, 4 bedrooms, full basement, dining room, living rm, kitchen modernized; close to school, bus, shops. Open to offers with $1,000 down. Owner will carry balance on agreement. Details ph. L. A. Squires, EV 2-4255 anytime. Res. EV 2-2269.

OAK BAY SOUTH MODERN THREE BEDRMS. TRY YOUR TERMS

Owner transferred and must sell. Really spacious six-rm. modern full basement, Oil-O-Matic bungalow. Excellent district. Good schools, bus and golf course. Try your terms or cash offers. Owner leaving on 13th and wants action.
Asking price ... $14,950
Mr. Drew, EV 2-4255 anytime, Res. EV 3-4980.

WILLOWS BEACH AND SCHOOL

Are a stone's throw from this comfortable stucco family home featuring FOUR BEDROOMS, living and family-size dining rooms, tiled bath, electric cabinet kitchen and full bsmt with AUTO OIL HOT WATER furnace! Pleasant garden with fruit trees and taxes of only $145 make this a MOST ATTRACTIVE buy at only ... $14,500
Your offer will receive serious consideration. B. Travers-Smith, EV 2-4255 anytime, EV 5-6653 eves.

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau

HAYNES
EXCLUSIVE LISTINGS

HOMER ST. MODERN, ATTRACTIVE, CONVENIENT. Spacious living room with cheery fireplace. Through hall, small kitchen, dinette, utility room with laundry tub, bathroom, two bedrooms, attached carport. Among new homes, handy to transportation, church and stores.
PRICE ... $8600

ROCKLAND AVE. Adjoining Government House grounds, 82x200-ft lot, nicely landscaped. Four rooms and bathroom downstairs, two bedrooms and bathroom upstairs. Full basement with shower and toilet. Hot-water heat with G.E. automatic oil burner. Hardtop drive and parking. Separate drive-in garage. Wonderful view of sea and mountains. Patio in rear equipped with awning. House is fully insulated and in lovely condition.
Taxes $250.
PRICE ... $18,900
Please ask for W. Jones, EV 2-8303, evenings
Arthur E. Haynes Ltd., 739 Fort St. EV 3-3823

SEE THE BEST ON CEDAR HILL

Three-bedroom family home, only 2 years old, in immaculate condition and nicely decorated. Full dining room with extra dining area in a bright dream kitchen that has copfles of cupboards with Arborite tops. Full, high, clean basement, auto-oil, drive-in garage, landscaped and fenced. Priced slightly under $14,000. Monthly payments $87 P.I.T. Call Sid Langhelt, EV 5-6741 or Res., GR 7-9098, anytime. Northwestern Securities of Victoria Ltd.

1,465 SQ. FT. MODERN 3-BEDROOM bungalow. Den with fireplace, large sunken living room, fireplace, dining room, large kitchen, 3-piece colored bath, full basement, automatic coal stoker, drive-in garage. Bargain at $13,500. $4,000 down or close offer, $85 per month including taxes. No agents. EV 5-2036.

COOK - PANDORA AREA
5-room clean older style home recently renovated has hall, living room, kitchen, bedroom, bathroom down and 2 bedrooms and bath up. Handy to stores and easy walking distanhe city centre. Full price $7,300, good terms. J. Lindal, EV 4-9879. Byron Price, EV 5-3458.

FOUR-ROOM HOME IN VICTORIA West. $4,300 cash. EV 3-5123.

PEMBERTON HOLMES, Ltd

ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

5 ROOMS BASEMENT SUITE 8 YEARS OLD

This very attractive bungalow is situated on a high location near to bus and schools, and consists of through hall, spacious living room with fireplace, 2 double-size bedrooms, dining room and modern electric cab kitchen, also self-contained 2-room suite in basement with separate 3-pc bathroom, separate entrance. Will rent for $50 a month. Reasonable terms. This is a certified value so act fast. Call Jack Middleton, GR 9-4327; also Jack Brown, EV 4-4976, office EV 4-8124.

EXCLUSIVE 1275 REYNOLDS RD. OIL HEAT FULL BASEMENT

$2,000 down, balance like rent. Consists of large living room with fireplace, large dining area, 2 double bedrooms, 3-pc Pembroke bath. New wiring, extra heated room in basement. Drive-in garage. Nice lot with fruit trees. This is a real buy at only... $9950

Call Jack Middleton, GR 9-4327 or Jack Brown, EV 4-4976, office EV 4-8124.

FAIRFIELD
THE MONTH'S BEST BUY!
This Is a Really Good Home

1. EXCELLENT LOCATION.
2. 2 BEDROOMS UP, 2 DOWN.
3. UPSTAIRS FLOORS SUPERBLY TILED.
4. ENT. HALL, LR AND DR. ALL HARDWOOD FLOORS.
5. TRIM, MODERNIZED KITCHEN.
6. GLASS-LINED ELEC HW TANK.
7. FULL BSMT, DR-IN GARAGE.

PRICE ONLY ... $10,300
With Terms
EXCLUSIVE LISTING
EV 4-8124, MR. SIMPSON, res. EV 5-7369

BUILDING IN THE SPRING?

This exceptional lot is just on the market. High location, beautifully treed with stately oaks; spacious and in a very desirable area, next to and north of 4110 Cedar Hill Rd. Lot 85.2 ft. frontage by 253 ft. deep. Terms if desired.
Full price ... $2500

W. Woodiey, EV 4-8124; res. EV 4-3916.

JUST BOUGHT MUST SELL

This 5-room stucco bungalow on Hampshire Road is just old enough to be roomy and yet has all the modern features essential to good living. Owner says "SELL QUICKLY", and it will at this price ... $11,600
Hurry to phone EV 4-8124 or evenings, Mr. Love, EV 4-6056; Mr. Jones, EV 3-3283.

A GOOD INVESTMENT

Situated in Esquimalt this neat cottage would suit working couple and mother-in-law, or perhaps even two retired couples of moderate means. This neat cottage is 12 years old, has living room, bright kitchen and nook, good bedroom and 3-pc bath on main floor. Well-lighted bed-sitting room, kitchen and one-piece bath down. Separate entrances. Extra lot alongside included. Zoned for duplex. Priced with terms at ... $8400
Phone now for appt to view.
E. K. LANE EV 4-8124; res. EV 2-5592.

Being Re-decorated

Snug 2-BR bung, heavily insulated, wired for range, LR with FP, Pembroke bath, cab kit with oil range included. Sep matching garage, nice garden lot, on sewer, but low taxes. Let me show this right away. $1,000 down. IMMEDIATE POSSESSION ... $7500
Mr. Love EV 4-8124; res. EV 4-6056

$2684 DOWN

Brand new house on a residential street in the University area, near the Lansdowne Junior High School. Will be close to the proposed Shelbourne shopping area. Not quite ready for occupancy, so the owners will be able to choose their own colors.

PHONE DOROTHY KIRKPATRICK, EV 4-8124, res. Keating 68-X.

SEA VIEW—OAK BAY 6 ROOMS—$19,950

Delightful modern 6-room suite in a de luxe apartment building. Spacious entrance hall with wall-to-wall carpet, living room 22' long, guest-size dining room. Youngstown cabinet kitchen with G.E. appliances, 2 twin-size bedrooms and bath, also small den. Individually controlled hot water heating, automatic laundry, carport and many extras included. This provides the ultimate in comfort in a premium location at low maintenance.

For appointment to view phone Mrs. Shirley, EV 4-8124 or EV 4-8485 eves.

GORDON HEAD MAGNIFICENT SEA VIEW

This 6-room-d bungalow with best of material and labor, under construction, completed in February. Living room, fireplace, 3 bedrooms, best of HW flooring throughout, vanity bathroom elec kitchen. Carport. FULL HIGH CEMENT BASEMENT, laundry tubs, plumbed for washer and dryer. Oil package heating. THE LANDSCAPING LENDS itself to sheltered sunken garden with lovely trees. Price on good terms ... $19,900
MR. HEPBURN, EV 4-8124; RES. EV 3-7039.

Cadboro Bay

$11,500—Picturesque bungalow, full of personality and charm. Living room with open fireplace, 2 bedrooms with w-w carpeting, den or study with w-w carpeting and SEA VIEW, attractive large kitchen, combination sun room and dining room also with sea view. HOT WATER OIL HEAT. Full basement and drive-in garage. Delightful garden with evergreens, fruit trees, shrubs and perennials. This entire property is in spotless condition. Should sell on sight. Please phone EV 4-9827 anytime S. Hargrave, Realtor.

THINKING OF RETIRING?
Here is an attractive older home of six rooms with full basement on a quiet street, just a few minutes from all conveniences. Dr-in garage. Location Oak Bay. Low taxes and offered at the low, low price of $9,800. Hurry for this one. Call George Pethard, EV 2-8117, eves. EV 3-1206. Newstead Realty Ltd., 766 Fort St.

$1,000 DOWN
$65 month. Through-hall plan, 2 large bedrooms, large cabinet electric kitchen, living room 14x16, bathroom first floor concealed stairway to upstairs suite. Full cement basement, close school, town, bus. New Duroid roof. Only $8,950. 3020 Jutland. EV 3-6239.

UP AND DOWN DUPLEX, TOP suite vacant. Oak Bay. GR 7-1808.

Oak Bay Realty

FOR OAK BAY HOMES

STEPS? — NO SPOTLESS? — YES

Spacious 2-bedroom bungalow containing living room with fireplace. Spacious kitchen with full dining area. Insulated crawl space. Very economical automatic oil heating. Electric HW. Nice garden. Substantial separate garage. Located near bus line and RC church in Oak Bay North.
Full price ... $12,250
For further information please call B. J. Leverton, EV 5-7707 anytime.

A THINKING MAN'S BUY

Attractive 3-year-old 6-room stucco home of 1,200 sq ft in choice location, close to schools and new kindergarten. Through hall, L-shaped living-dining room with fireplace. Smart electric kitchen with dining space, 3 good bedrooms, hardwood floors throughout. O-O-M heat. Full basement, drive-in garage. Garden all in lawn. You can't go wrong at the price of ... $15,400
Good terms
Call Hal Wright, EV 5-7707 anytime

4 BEDROOMS ON BEACH DRIVE

This family home located in one of the most desirable areas in South Oak Bay is approximately 20 years old and is in very good condition. There are 2 bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet electric kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees. Full price ... $18,250
Vendor will accept $5,000 cash with balance on good 1st mortgage. For further information on this exclusive listing please call R. L. Stiles, EV 5-7707 anytime.

OAK BAY SOUTH WINDSOR ROAD

Central for schools, shops and transportation. Large living room, dining room and electric kitchen. 2 bedrooms on the main floor and another room in the full cement basement. Brand new automatic oil heating unit and new copper water piping. Attached garage. Full price only ... $12,750
For further particulars please call W. G. Curtis, EV 5-7707 anytime.

OAK BAY SOUTH SURPRISE

We are pleased to announce that we will be starting to build two new homes in a lovely secluded area in Oak Bay South. The features will be a split-level entrance, three very large bedrooms in a bedroom wing. A smartly designed kitchen and nook. The lower level will contain areas for daylight rumpus room, laundry and future extra bathroom and bedroom. Has all the advantages of a new home plus seclusion and low taxes.
Full price ... $18,300
Please call D. G. Whyte, EV 5-7707 anytime

UPLANDS DESIRABLE AND DISTINCTIVE

The elegance of a past era is reflected in this dignified residence standing in half an acre of matured grounds, in one of the best positions in Oak Bay. The den, living room, dining room and kitchen appointments leave nothing to be desired. Whilst the four excellent bedrooms served by three bathrooms present the acme of comfortable living. The full basement, double garage with blacktopped drive complete the blending of graciousness with modern amenities, giving the proud owner the full benefits of both. Full asking price ... $40,000
For further particulars on this exceptional home please call R. Reynolds, EV 5-7707 anytime.

CADBORO BAY

On the Ten Mile Point side of Cadboro Bay, this 2-year-old luxury bungalow has easy access to one of Victoria's best and safest beaches. Accommodation comprises 4 bedrooms with 3 bathrooms and a huge finished rumpus room in the full basement. The kitchen is fitted with a Tappan wall oven and Republic steel cabinet. The living room halls and bedrooms have wall-to-wall carpets on rubber underlay throughout. Here is an easily run modern home. Realistically priced at ... $24,500
Please call J. Mears, EV 5-7707 anytime

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

VICTORIA REALTY LTD.

1115 DOUGLAS STREET

CITY $9900

We now have for sale this most appealing family home, located in city centre and presenting one of the most spotless and best-valued homes in Victoria. It features large attractive living room with fireplace; family dining room, cabinet kitchen with eating area; Pembroke bath and two modern-sized bedrooms. This home is warm and insulated, with full cement basement, drive-in garage and another finished bedroom. There is complete privacy in gardens with fish pools, shrubs and bird aviary. Taxes are low and terms are generous. Phone me now. Vic Wilson, EV 2-9145 or (eves) GR 7-1178.

OAK BAY

Superior home with many extra features, near Beach Drive. 3 bedrooms, extra large living room, DR and modern cab kit and patio. Large rumpus room with fireplace. This home must be seen to be appreciated. If you want the BEST this is it. Please call R. O. Ney today. EV 2-9145 or (eves) EV 4-5406.

SUPERIOR NHA

If you are looking for something extra you will like this brand new home of 3 bedrooms, LR, DR and cabinet kitchen with nook. Open stairwell to full high basement with roughed in fireplace and extra plumbing. Oil-O-Matic furnace. This home has a commanding view and is in the city on 12-minute bus service. Don't miss this real opportunity. Approx. $2,700 down or near offer.

Phone R. O. Ney, EV 2-9145 or eve. EV 4-5406.

OAK BAY SOUTH
SEE THIS QUALITY HOME, COMPRISING LARGE LIVING ROOM, FULL DINING ROOM, CABINET KITCHEN, SUN ROOM AND THREE LARGE BEDROOMS, FULL BASEMENT, OIL-O-MATIC HEAT, SPACIOUS GROUNDS, BEAUTIFULLY LANDSCAPED. THIS IS REAL VALUE. TERMS ARRANGED. FULL PRICE $16,300. PLEASE CALL ROY McGILLIVRAY, EV 2-2157 OR GR 9-1894. WESTERN HOMES LTD.

GORDON HEAD SEA VIEW—New 3 bedrooms basement oil heat. Large mortgage; terms, price $17,500. Victoria Press, Box